

ATTACHMENT A

ATTACHMENT A

<u>Defined Term</u>	<u>Description</u>
Access Action	<i>Wells Fargo Bank, N.A., as Trustee for the benefit of holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2018-PHH, Commercial Mortgage Pass-Through Certificates, Series 2018-PHH, and Chad Crandell, solely in his capacity as court-appointed receiver in Case No. 2020CH05460 v. Thor Palmer House Office, LLC, a Delaware limited liability company; Thor Palmer House Hotel & Shops LLC, a Delaware limited liability company; and Thor Palmer House Hotel LLC, a Delaware limited liability company, Civil Action No. 2023 CH 06380 (Circuit Court of Cook County, Illinois, Chancery Division)</i>
Annex	Office/annex building owned by Borrower's affiliate Thor Palmer House Office, LLC
Borrower	Thor Palmer Hotel & Shops LLC
Cook County Litigation	The consolidated action pending in Cook County, Illinois consisting of the Access Action and the Foreclosure Action
Foreclosure Action	<i>Wells Fargo Bank, N.A., as Trustee for the benefit of holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2018-PHH, Commercial Mortgage Pass-Through Certificates, Series 2018-PHH v. Thor Palmer House Hotel & Shops LLC, a Delaware limited liability company, et al., Case No. 2020 CH 05460 (Circuit Court of Cook County, Illinois, Chancery Division)</i>
Guarantor	Thor Urban Operating Fund, L.P.
Guaranty	Guaranty and Security Agreement dated June 8, 2022
Hotel	Hilton Palmer House Hotel, Chicago, Illinois
JPMCB	JPMorgan Chase Bank

<u>Defined Term</u>	<u>Description</u>
Loan Agreement	Loan Agreement dated June 8, 2018, between JPMorgan Chase Bank and Thor Palmer Hotel & Shops LLC
Loan Documents	The Loan Agreement, the Note, the Mortgage, the Guaranty (a related agreement also dated June 8, 2018), and all other documents evidencing, securing, or relating to the Loan
Loan	\$333 million loan from JPMorgan Chase bank to Thor Palmer Hotel & Shops LLC
MLPA	Mortgage Loan Purchase Agreement dated August 7, 2018
Note	Promissory Note dated June 8, 2018, in the original principal amount of \$333,200,000 between JPMCB and Borrower
REA	Reciprocal Easement and Operating Agreement dated December 11, 2006
Situs	Situs Holdings, LLC
Special Servicer	Situs Holdings, LLC
Temporary License Agreement	Temporary License Agreement, dated December 11, 2009 (and its amendments through August 20, 2018)
Thor Hotel	Thor Palmer House Hotel, LLC
Thor Office	Thor Palmer House Office, LLC
Thor Retail	Thor Palmer House Retail Shops, LLC
Trust	J.P. Morgan Chase Commercial Mortgage Securities Trust 2018-PHH
Trustee	Wells Fargo Bank, N.A.
TSA	Trust and Servicing Agreement dated August 7, 2018